

**Minutes of the Planning Commission Regular Meeting of Tuesday, May 16, 2017
Planning Commission, Council Chambers, One Twin Pines Lane, Belmont, CA**

ROLL CALL 7:00 P.M.

Planning Commission members Present: Simpson, Goldfarb, Mates, Majeski, McCune (teleconference)

Planning Commission members Absent: Hendrix

Staff Present: Community Development Director de Melo, Principal Planner DiDonato, Senior Planner Gill, Contract Planner Conley, and Executive Assistant Plut

PLEDGE OF ALLEGIANCE

Led by Chair Mates

COMMUNITY FORUM ON ITEMS NOT ON THE AGENDA

No requests to speak received.

COMMISSIONER ANNOUNCEMENTS / AGENDA AMENDMENTS

City Council Meeting of May 23, 2017 - Commission Liaison Commissioner Meola will attend. Chair Mates reported that she attended a HEART San Mateo Housing fundraising where a focal point was affordable housing and loans that are being offered for teacher housing.

CONSENT CALENDAR

No items were considered on the consent calendar.

PUBLIC HEARINGS

2620 PRINDLE ROAD - SINGLE FAMILY DESIGN REVIEW TO CONSTRUCT A 596 SQUARE FOOT UPPER STORY ADDITION TO AN EXISTING 1,662 SQUARE FOOT SINGLE-FAMILY RESIDENCE. (APPL. NO. PA2016-0051) APN: 044-253-130

Chair Mates polled the Commission for ex-parte communication regarding the project; Commissioners indicated that site visits were made but no ex-parte communications were made. Commissioner Meola recused herself from the hearing based on a proximity conflict and exited the chambers.

Contract Planner Conley outlined the staff report regarding the project; she stated that a nineteen inch dead oak tree will be removed from the property under a separate permit. She noted that Staff recommends the building wall be set back 20 feet from the property line; a proposed additional condition of approval was noted for the Commission. She recommended approval of the application with the revised conditions of approval.

Project owner Seth Kim explained the need for the proposed addition and the need to stay within a budget.

Chair Mates opened the public hearing, no one came forward to speak.

Chair Mates closed the public hearing.

Commission deliberation on the item yielded project support with the revised conditions.

ACTION: On A Motion By Commissioner Majeski, Seconded By Commissioner Goldfarb Approving A Single Family Design Review At 2620 Prindle Road (Appl. No. PA2016-0051) With Revised Conditions of Approval.

Passed 6/1/1 (Meola recused, Hendrix absent)

Resolution 2017-14

RECESS: 7:22 PM

RECONVENE: 7:25 PM

1961 BISHOP ROAD - SINGLE FAMILY DESIGN REVIEW TO CONSTRUCT A 4,105 SQUARE-FOOT SINGLE-FAMILY HOME THAT IS BELOW THE MAXIMUM PERMITTED 4,500 SQUARE FEET FOR THE SITE. (APPL. NO. PA2016-0016) APN: 043-010-700

Chair Mates polled the Commission for ex-parte communication regarding the project; Commissioners indicated that site visits were made but no ex-parte communications were made.

Senior Planner Rob Gill presented the staff report. He noted that the project was submitted prior to the most recent zoning updates and was reviewed under the previous effective design review standards. He noted that the lot was created by a three lot subdivision approved in 2005. An environmental review was conducted and included required mitigation measures. He noted that the project will not have a significant effect on the environment and is categorically exempt from the provisions of CEQA. He concluded that the findings for the project can be made in the affirmative and recommended approval of the project.

Senior Planner Gill responded to questions regarding square footage allowed and noted that the subject site is allowed 4,500 square feet and the builder is proposing 4,105 square feet. The staff report records would be updated.

Project owner Peter Garbrovsky responded to Commission questions and stated that the proposed backyard improvements meet his needs at this time.

Chair Mates opened the public hearing, no one came forward to speak.
Chair Mates closed the public hearing.

Commissioner deliberation on the item yielded support for the project with the revised Staff Report corrections regarding the allowable square footage for the property.

ACTION: On A Motion Made By Commissioner Simpson, Seconded By Commissioner Goldfarb Approving A Single Family Design Review At 1961 Bishop Road, Appl. No. PA2016-0016

Passed 6/1 (Hendrix absent)
Resolution 2017-15

1803 MILLER AVENUE - SINGLE FAMILY DESIGN REVIEW TO CONSTRUCT A 1,086 SQUARE FOOT ADDITION TO AN EXISTING 1,557 SQUARE FOOT SINGLE-FAMILY RESIDENCE. (APPL. NO. PA2016-0049) APN: 044-051-250

Chair Mates polled the Commission for ex-parte communication regarding the project; Commissioners indicated that site visits were made but no ex-parte communications were made.

Principal Planner DiDonato presented the staff report and stated that the proposed project findings can be made in the affirmative, and recommended approval of the project.

Patrick Perez, Project Architect, stated that the owners are expanding to meet their growing family needs and care was taken in designing the project to fit the existing architecture within the context of the neighborhood.

Chair Mates opened the public hearing.

Matt Kerby, Belmont Resident, spoke in support of the project and noted that the proposed dwelling remodel/addition is a good fit for the neighborhood.

No other speakers approached the Commission.

Chair Mates closed the public hearing.

Commissioner deliberation on the project yielded support.

ACTION: On a Motion Made By Commissioner Majeski, Seconded By Commissioner Simpson Approving A Single Family Design Review At 1803 Miller Avenue (Appl. No. PA2016-0073)

Passed 6/1 (Hendrix absent)
Resolution 2017-16

OTHER BUSINESS / UPDATES

Community Development Director De Melo reminded the Commission that the 2017-2018 City Budget will be introduced at the next City Council meeting and an update on the 2035 General Plan and Belmont Village Specific Plan will also be presented.

ADJOURNMENT: to a regular meeting of the Planning Commission to be held on June 6, 2017, at this time being 8:10 P.M.

Jozi Plut
Executive Assistant

Meeting televised and web streamed.